

TITLE COMMITMENT SCHEDULE B-2
EASEMENT NOTES

13. The Utility Easement as set out on the Plat of Westgate First Subdivision of part of Westgate Addition, recorded March 10, 1978 in book 166 at Page 143. (Parcel 2). (Affects subject property and is shown hereon.)
14. Covenants, conditions, restrictions (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, financial status or national origin) as set forth in the restrictive covenants as contained in the Deed of dedication of Westgate First Subdivision a part of Westgate Addition dated February 20, 1978 and recorded March 10, 1978 in book 166 at Page 145, (Parcel 2)(Affects subject property and is shown hereon.)
16. Ordinance No. 2616 passed and adopted April 16, 1979 and recorded April 18, 1979 in Book 68 at Page 323. Affidavit regarding said Ordinance recorded May 10, 1979 in Book 68 at Page 439. (Parcel 2). (Affects subject property and is shown hereon.)
17. Utility Easements set out on the Plat of Bel-Air Second Addition dated October 6, 1965 and recorded October 8, 1965 in Book 133 at Page 577. (Parcel 1). (Affects subject property and is shown hereon.)
18. Deed of Dedication dated August 23, 1965 and recorded October 8, 1965 in Book 133 at Page 579. (Parcel 1). (Affects subject property and is shown hereon.)
20. Resolution No. 2652 passed and approved October 6, 1965 and recorded October 8, 1965 in Book 45 at Page 237. (Parcel 1). (Affects subject property and is shown hereon.)

GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is North 90°00'00"W as the North line of Bel Air Second Addition, as evidenced by monuments found.
2. Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted. Bearings are referred to an assumed bearing and are used to denote angles only. Monuments of record were found at locations shown on this plat.
4. The subject property has access to a public street from 40th Avenue and 27th Street.
5. The total number of striped parking spaces on the subject property is 86, including 6 designated handicap spaces and 2 designated van parking spaces, and the total number of striped parking spaces not entirely on the subject property is 20, including 2 designated handicap spaces. There are no parking restrictions or regulations along the south side of the subject property and therefore the parking area is not considered an encroachment.
6. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.
7. There is no observed evidence of earth moving work, building construction or building additions within recent months on subject property.
8. There is no observed evidence of a solid waste dump, sump or sanitary landfill on subject property.
9. There is no observed evidence of any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.

LIST OF ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- E1 At the Southwest corner of the subject property line a sidewalk extends past the property line.
- E2 On the West line of the subject property a retaining wall goes across the property line.
- E3 On the West line of the subject property a vinyl fence goes across the property line.
- E4 On the South line of Lot 5 Westgate First Subdivision a vinyl fence goes across the property line.
- E5 Concrete parking area extends into the 10' building setback area near the North property line.

ZONING INFORMATION.

Zoning District: R-C3 Multi Dwelling District-Conditional

Setbacks:

Front: 20 feet
Street Side: 20 feet
Interior Side: 10 feet
Rear: 20 feet

Existing Building Height at highest point: 18.0 feet
Maximum Building Height permitted: 35 feet
Existing Square Footage of building: 78,141.11 square feet
Floor Space Area Restrictions: None required
Area Restrictions: Maximum 50%
Minimum 2000 square feet
(Building is in compliance)

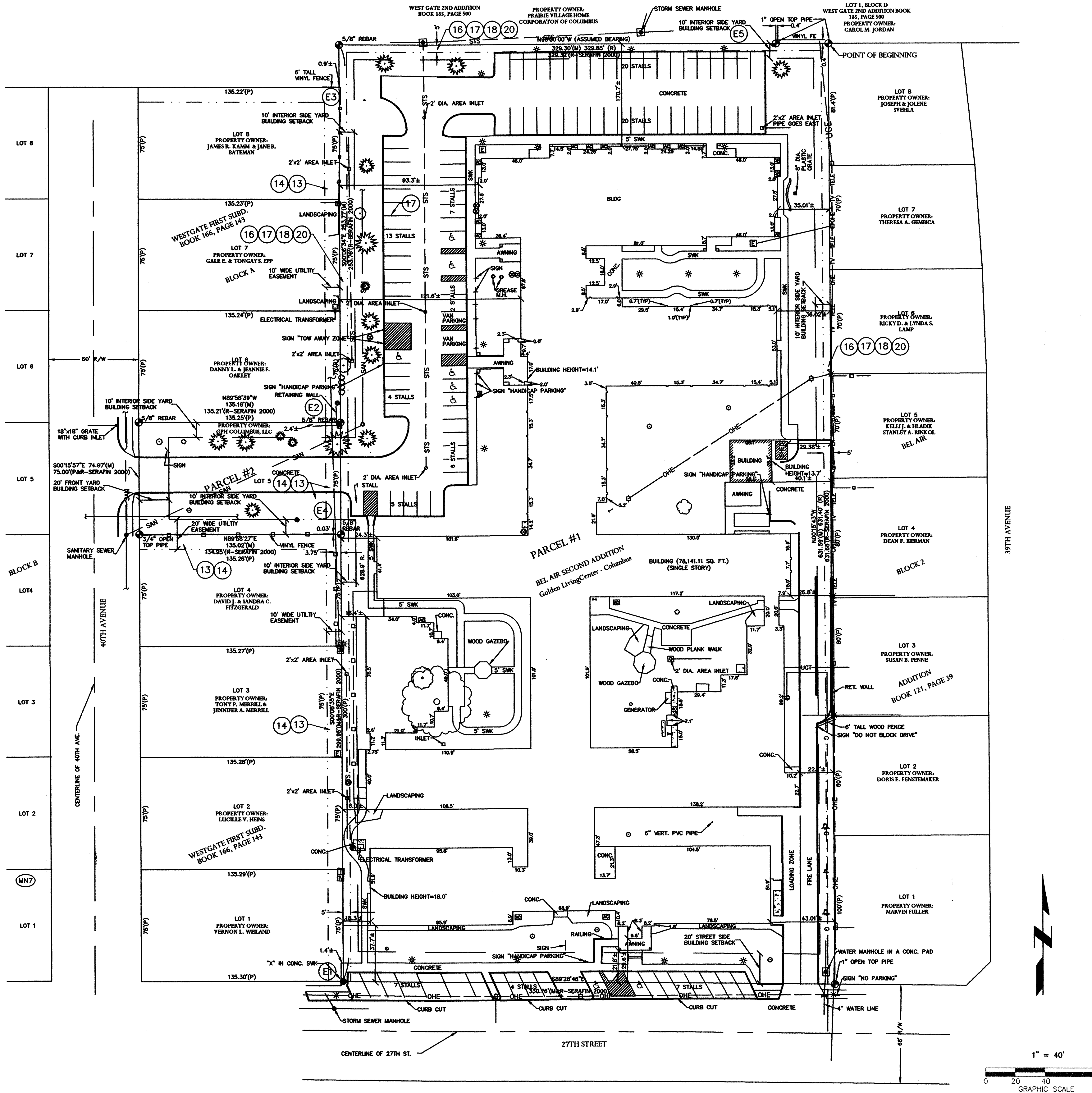
Zoning Source: Brian Imus with the City of Columbus (402)564-8584

LAND AREA:

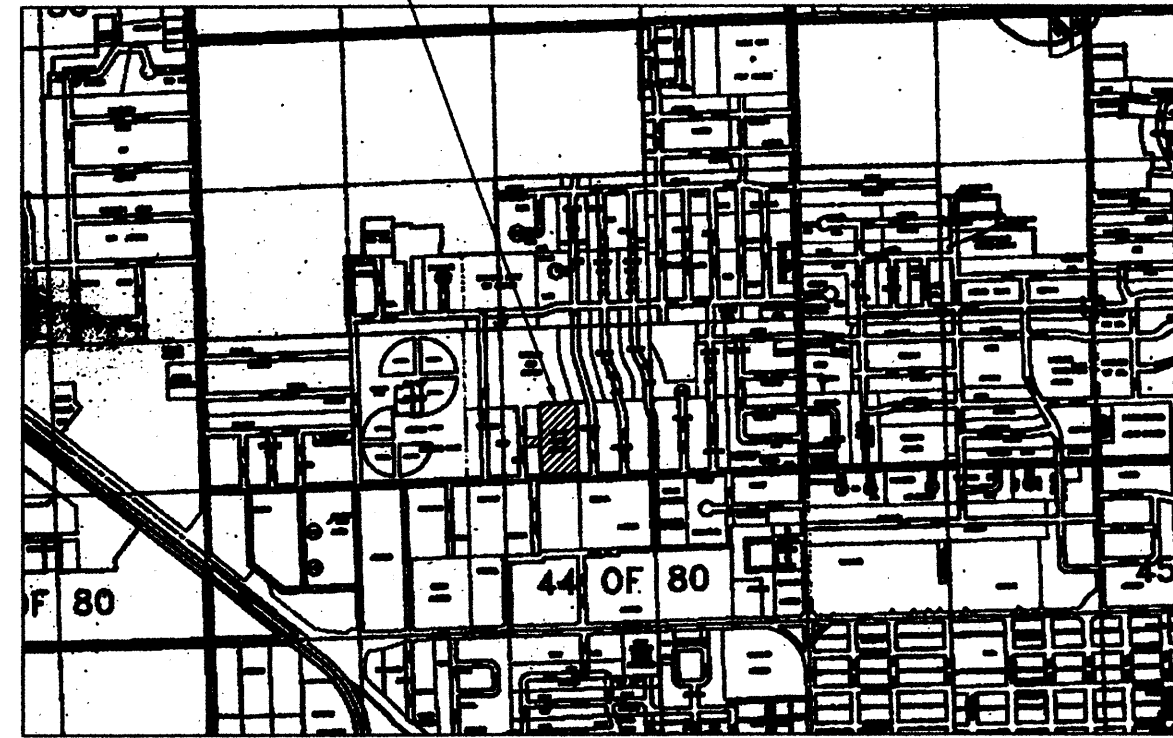
The subject property contains 217,800 square feet or 5.00 acres, more or less.

LEGEND OF SYMBOLS:

- MONUMENT FOUND
MONUMENT SET, 5/8" X 24"
REBAR W/ PLASTIC CAP, L.S.541
TEMPORARY POINT
MEASURED DISTANCE
RECORDED DISTANCE
FLATTED DISTANCE
RIGHT OF WAY
TELEPHONE PEDESTAL
TELEVISION PEDESTAL
ELECTRICAL PEDESTAL
ELECTRICAL METER
FLAG POLE
POWER POLE
LIGHT POLE
GUY WIRE
DECIDUOUS TREE
PINE TREE
BUSH
STUMP
WATER VALVE
AC UNIT
SIGN
SETBACK LINE
UNDERGROUND WATER
UNDERGROUND STORM SEWER
OVERHEAD ELECTRIC
WOOD FENCE
RETAINING WALL
EASEMENT LINE
SIDEWALK
UGT
UNDERGROUND TELEPHONE LINE



VICINITY MAP



SURVEYORS CERTIFICATION

I hereby certify to:

The U.S. Department of Housing and Urban Development (HUD)
GPH Columbus LLC, a Delaware limited liability company
Walker & Dunlop, LLC
Chicago Title Insurance Company, a Nebraska corporation
and to their successors and assigns, that:

(a) Jeffrey J. Serafin made an on the ground survey per record description of the land shown hereon located in Columbus, Platte County, Nebraska, on 2/21/06 and I updated it on 3/29/10; and it and this map were made in accordance with the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

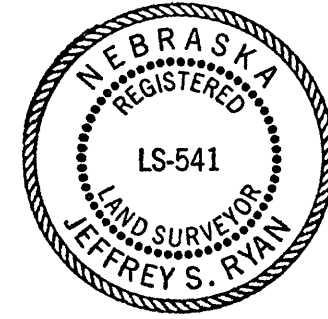
(b) To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property lines; there are no encroachments of any structures over any applicable set back lines or upon any easements; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 3152720005D.

(Seal)

By: 
Name: Jeffrey S. Ryan, R.L.S. 541

Survey Record Repository Date: 4-26-2010

RECEIVED
290
NOV 16 2011
PLATTE
1045 = 2005
2100



This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1 through 4, 7 through 13 (except for sub-items 7b and 7c), 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

RECORD LEGAL DESCRIPTION
(from commitment)

Parcel 1:
The East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 17 North, Range 1 West of the 8th P.M., Platte County, Nebraska, now known as Bel Air Second Addition to the City of Columbus, Platte County, Nebraska.

Parcel 2:
Lot 5, Block A, Westgate First Subdivision of part of Westgate Addition to the City of Columbus, Platte County, Nebraska.

MEASURED LEGAL DESCRIPTION

A TRACT OF LAND BEING BEL AIR SECOND ADDITION TO THE CITY OF COLUMBUS AND LOT 5, BLOCK A, WESTGATE FIRST SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BEL AIR SECOND ADDITION; THENCE N80°00'00"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID BEL AIR SECOND ADDITION; A DISTANCE OF 329.30 FEET TO THE NORTHWEST CORNER OF SAID BEL AIR SECOND ADDITION; THENCE S00°08'34"E ON THE WEST LINE OF SAID BEL AIR SECOND ADDITION, A DISTANCE OF 253.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N89°58'39"W ON THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 135.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE S00°15'57"E ON THE WEST LINE OF SAID LOT 5, A DISTANCE OF 74.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N89°58'27"E ON THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 135.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WEST LINE OF SAID BEL AIR SECOND ADDITION; THENCE S00°08'35"E ON SAID WEST LINE, A DISTANCE OF 299.95 FEET TO THE SOUTHWEST CORNER OF SAID BEL AIR SECOND ADDITION; THENCE S89°28'46"E ON THE SOUTH LINE OF SAID BEL AIR SECOND ADDITION, A DISTANCE OF 330.76 FEET TO THE SOUTHEAST CORNER OF SAID BEL AIR SECOND ADDITION; THENCE N00°15'43"W ON THE EAST LINE OF SAID BEL AIR SECOND ADDITION, A DISTANCE OF 631.59 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 5.00 ACRES, MORE OR LESS.

No.	REVISIONS	Date

COORDINATED BY:

SMITH-ROBERTS
NATIONAL CORPORATION
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OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY

FHA PROJECT #103-22021

FACILITY #451

Golden LivingCenter - Columbus

2855 40th Avenue

Columbus, Platte County, Nebraska

March 29, 2010



Ph: 402.371.6416

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